

## **CHAPTER 1.0**

### **PROJECT DESCRIPTION, LOCATION AND ENVIRONMENTAL SETTING**

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## **1.1 Project Objectives**

### **1.1.1 Background**

The San Diego County Sheriff's Department (SDSD) is responsible for providing adult detention facilities for San Diego County (County). SDSD operates eight detention facilities within the County including Las Colinas Detention Facility in the City of Santee; Vista Detention Facility in the City of Vista; San Diego Central Jail in the City of San Diego; Descanso Detention Facility, George F. Bailey Detention Facility, East Mesa Detention Facility and Facility 8 in unincorporated San Diego County; and South Bay Detention Facility in the City of Chula Vista. The existing Las Colinas Detention Facility (LCDF) is the primary booking and holding facility for women arrested in the County and serves every local law enforcement agency in the County, as well as some State and Federal agencies on a limited basis. Ninety-six (96) beds are also currently set aside for women at the men's Vista Detention Facility in the City of Vista.

The existing LCDF is located on 15.98 acres of County-owned land in the City of Santee (City), approximately 14 miles northeast of downtown San Diego, 16 miles east of the Pacific Ocean, just north of the City of El Cajon and east of the City's municipal boundary with the City of San Diego near the Tierrasanta community (*Figure 1-1*). LCDF is operationally well located within the County due to its proximity to courthouses and other critical service providers. Access for local law enforcement agencies, staff and the public is facilitated by the detention facility's proximity to major roadways and highways (*Figures 1-1 and 1-2*). The Santee Transit Center is also located approximately 2,500 feet to the west and provides an important link to public transportation, including a trolley line and bus service.

The LCDF complex originally opened in 1965 as a detention facility for female juveniles and was converted into an adult female detention facility in 1977. A maximum security/inmate processing building was constructed in 1979, and several modular "temporary" buildings have been added over time. The existing facility includes housing for multiple inmate classifications including: a general population consisting of low-level inmates, inmate workers, and medium-security inmates; maximum security inmates; and inmates who are classified as high risk and who must be isolated (administrative segregation, protective custody, medical and psychiatric housing). Also housed on the LCDF campus are facilities for providing: inmate processing services (including the intake, booking and release of inmates), site and security administration, food service, schooling, a library, vocational training/inmate programs, chaplain and counseling services, laundry/supply, medical services, and recreation. Access to the existing LCDF is via Cottonwood Avenue to the south and east of the site (*Figure 1-3*).

### 1.1.2 Need For The Project

In 2001, SDSD completed a Master Plan that forecasted the expected growth in the County's inmate population through the year 2020 and defined a long-range capital program to meet the projected local needs for male and female inmates (SDSD 2001b). That Master Plan, and subsequent planning efforts, have incorporated statistical analyses that project the average daily population of LCDF to increase to approximately 1,200 by the year 2020, according to the Las Colinas Women's Facility Development Plan (Carter Goble Lee, 2003). The average daily population at LCDF in recent years has been in the range of approximately 600-800 inmates.

The State's Corrections Standards Authority (CSA) evaluates local detention facilities on a biennial basis and establishes a rated capacity based on the number of beds that conform to operational, fire and life safety, and physical plant standards contained in Titles 15 and 24 of the California Code Regulations. The current State-rated capacity for the LCDF is 400 beds, and the Court-ordered capacity is 500 beds. As the inmate population has grown beyond the facility's rated capacity, the SDSD has had to manage overcrowding through a system of non-conforming beds and population control measures, including early release mechanisms. There are currently 810 actual or 'mainline' beds at the facility, which means that over 400 of the existing beds do not meet the State's minimum requirements. The existing LCDF cannot physically accommodate this capacity and the Master Plan's projected increase in the female inmate population due to lack of conforming bed space.

In addition to the lack of CSA-rated beds and the resulting inability of the LCDF to accommodate the projected increase in the female inmate population, there are well-documented physical and operational deficiencies associated with the age and condition of the facility and the piecemeal nature in which the facility was developed. Some of the physical and operational deficiencies of the existing campus include the following:

- Substandard housing – approximately one half of the inmates are housed in crowded modular dormitory buildings that have outlived their life expectancy of five years.
- Crowded operations – the inmate processing building contains the central control room, inmate processing (booking and release) areas, temporary holding cells, administrative segregation cells, an inmate property room, and the check-in areas for inmate visits. Sworn and professional staff members are forced to compete for limited space in order to complete their duties. Operational efficiency and the safety of staff and persons in custody are often compromised by the noise, lack of ventilation, and the tight working quarters.

- Inadequate space for critical support functions – the medical area does not have adequate space for staff offices, patient treatment rooms, medical isolation (for tuberculosis and hepatitis patients, for example), or advanced equipment such as x-ray or dialysis machines. LCDF's main kitchen is in one of the original juvenile facility buildings and it is too small to service the institution that exists today. Inmate food carts must be loaded in another building after the food has been prepared in the kitchen. There is no room for growth and the breakdown of one piece of equipment can delay meal service.
- Exterior issues – campus line-of-sight problems require SDSD staff to spend part of their shift escorting two-thirds of the inmate population, three times per day, from housing units to dining halls. Inmates are also escorted to sick calls, visits, programs, church services and other activities, so that adequate supervision can be provided.

Space limitations at the existing facility also impact the ability to offer programs and services which are central to the SDSD's behavioral management philosophy and a critical part of the County's effort to reduce repeat offending and recidivism. This philosophy was crafted as part of the planning effort for the new LCDF facility and was adopted by the SDSD subsequent to the signing of Senate Bill (SB) 618 (Speier) into law in October 2006. SB 618 added Penal Code Section 1203.8 which allows for the development of a multi-agency plan addressing the re-entry of non-violent offenders in to the community. The SB618 program is a comprehensive team approach that provides inmates with the tools they need to prepare for an honest life outside detention facility walls. As it pertains to the new LCDF, academic classes, vocational training, counseling and dependency/treatment programs, and an innovative visitation center that facilitates the support of family members (especially children), form the foundation of this approach. This management philosophy requires space for the expansion of services and facilities beyond what is currently available at LCDF.

### **1.1.3 Statement of Objectives**

CEQA Guidelines (Section 15124 (b)) require that project objectives be set forth in an EIR in order to help define alternatives to the proposed project that meet most of the basic project objectives. SDSD has identified the following four basic objectives for the LCDF project:

1. Correct the deficiencies at the existing LCDF by replacing old structures with modern facilities.
2. Meet the projected needs of the County for women offenders to the year 2020 through the development of a 1,216-bed state-of-the-art multi-custody women's detention facility.

3. Build a women's detention facility in a location that facilitates both the booking process for female offenders arrested throughout the County and the transporting of inmates to court facilities and other providers.
4. Design a women's detention facility that permits the implementation of the SDSO's inmate management philosophy and visitation program, in an effort to reduce repeat offending and recidivism.

The project objectives, and a rationale for each, are detailed below.

***Project Objective No. 1:*** Correct the deficiencies at the existing LCDF by replacing the old structures with modern facilities.

***Rationale:*** As described in *Section 1.1.2*, the existing LCDF needs to be replaced due to its poor physical condition and site and space limitations.

***Project Objective No. 2:*** Meet the projected needs of the County for women offenders to the year 2020 through the development of a 1,216-bed state-of-the-art multi-custody women's detention facility.

***Rationale:*** LCDF is overcrowded and more detention beds are needed to accommodate a projected increase in the female inmate population through 2020. A larger institution should be designed to accommodate all classifications of female offenders (i.e., it should be "multi-custody"). There are currently only two detention facilities in the County that house female inmates: the existing LCDF and the Vista Detention Facility (VDF). The VDF is a men's detention facility located in the North County Regional Center on Melrose Drive within the City of Vista. Currently, there are 96 beds within the Vista facility that are reserved for female inmates who are arrested and/or arraigned in North County. The limited acceptance of female arrestees at VDF serves the purpose of allowing North County law enforcement agencies to remain in the North County. The portion of the facility dedicated to female inmates allows the booking of females, and holding of females who have active Vista court cases. It is not practical to expand the female share of the facility because it would displace male inmates and leave them without adequate housing.

In addition, as part of the North County Regional Center, VDF is almost completely built out. VDF could not provide the space or design flexibility needed to accommodate housing, classrooms, contact-visit areas, and vocational training for the current 600 female inmates at LCDF or additional inmates.

**Project Objective No. 3:** Build a women's detention facility in a location that facilitates both the booking process for female offenders arrested throughout the County and the transporting of inmates to Court facilities and other providers.

**Rationale:** A detention and pre-arraignment facility should be located for the convenience of regional law enforcement personnel who must transport women for booking and court appearances. Therefore, a fairly central location and proximity to highways and major arterial roads is important when considering prospective sites. The public safety needs of the County are best served when police officers and deputies spend more time patrolling the community and responding to calls for service and less time in transit to book persons taken into custody. The following regional law enforcement agencies bring female arrestees to the existing LCDF for booking:

CA Alcohol Beverage Control	La Mesa Police Department
CA Department of Justice (BNE, Narcotics Task Force, Violent Crimes)	Mira Costa College Police
CA Dept. of Corrections	National City Police Department
CA Dept. of Insurance	Oceanside Police Department
CA Highway Patrol	PD Grossmont Cuyamaca
CA State University Police	County Probation Dept
California State Parole	Palomar College Police
Carlsbad Police Department	SD Community College Police Department
Chula Vista Police Department	SD Sheriff Court Services
Coronado Police Department	San Diego City Schools Police Department
Dept. of Motor Vehicles	San Diego Harbor Police
U.S. Drug Enforcement Admin. – SD Division	San Diego Police Department
El Cajon Police Department	San Diego Sheriff Office
Escondido Police Department	Southwestern College Police
Federal Bureau of Investigation	State Dept. of Justice
Immigration/Customs Enforcement	United States Marshall
	University of CA Police

Ancillary and associated public safety facilities are widespread throughout the County. The existing LCDF is near the East County Regional Center (El Cajon Courthouse), while court facilities in Downtown San Diego and the South Bay Regional Center are within reasonable driving distance. Female inmates appearing before the Courts at the North County Regional Center are typically housed in the 96-bed women's module at VDF.

Proximity to hospitals and contract medical services is another important consideration for siting a women's facility as female inmates typically have more medical issues than men. Detention

facilities that provide pre-arraignment (booking) services also have more emergency medical incidents per bed than facilities that don't perform this function, primarily due to drug and alcohol related arrests. Rapid emergency response is available at the current location (the City of Santee Fire Department and paramedic services are located immediately south of the existing facility), and contract health and mental health providers are either nearby or are easily accessible.

***Project Objective No. 4:*** Design a women's detention facility that permits the implementation of the SDSD's inmate management philosophy and visitation program in an effort to reduce repeat offending and recidivism.

***Rationale:*** The SDSD has adopted a behavioral management philosophy intended to support the re-entry and integration of released inmates into productive society and reduce the odds that they will return to the detention system in the future. This philosophy has implications for planning and design, especially as it relates to the size, location, and physical layout of the new facility. For example, an open campus style facility that allows for clear lines-of-sight permits some independent inmate movement and supports a "choice and change" management approach. With an open campus, inmates can "see" the benefits of good behavior and are encouraged to earn their way out of more restrictive housing and into the general population with its accordant privileges.

Program offerings at the new LCDF will include academic classes, individual and group counseling, dependency treatment, life skills courses, and vocational training. These programs have expansive space requirements for classrooms, instructional staff offices, and building and site area assigned to inmate industries. In the current conceptual plan, space is also identified for an expansion of medical services and recreational areas in support of wellness programs. "As part of the normalization and choice making objective, inmates will be responsible for their well-being and expected to participate in dietary, exercise, and education regimes that reinforce positive health practices" (Carter Goble Lee, 2003).

A planned Visitation Center for supervised visits is another key component of SDSD's behavioral management program. Visits with dependent children are especially important in that they support the rehabilitation of women and reinforce the principles taught in parenting and life skills courses. The new facility should be located in close proximity to public transportation and should be easy to access from major roads and highways in order to facilitate these visits from loved ones.

## 1.2 Project Description

The proposed project consists of the replacement of the existing LCDF with a new 1,216-bed women's detention facility. In addition to an increase in the size of the facility to accommodate the projected increase in the female inmate population, the proposed LCDF would include additional facilities and services to facilitate implementation of the SDSD's behavioral management program. The project site encompasses a total of 45 acres of County-owned property (APN 381-050-0700) located within the City of Santee, consisting of the existing approximately 16-acre LCDF site and approximately 29 acres of the adjacent Edgemoor Geriatric Hospital (Edgemoor) site (*Figure 1-4*).

The County, as part of a separate project, is in the process of replacing Edgemoor with a new facility that is being constructed north of the San Diego River and south of Mast Boulevard. Once construction of the new 150,000-square foot hospital is complete, Edgemoor patients will vacate the old buildings. Three Edgemoor buildings are located within the proposed LCDF project site boundary and would require demolition as part of the LCDF project; therefore, this EIR addresses the environmental impacts of demolition of these three buildings. However, the County proposes to demolish all of the Edgemoor buildings and is preparing an EIR for that project. The demolition EIR will analyze the impacts of demolishing all of the Edgemoor buildings, including the three buildings also analyzed in this LCDF EIR. Therefore, once the County certifies both EIRs, the County will be able to demolish the three Edgemoor buildings in the LCDF project site in reliance on either one of the EIRs.

Land uses surrounding the project site include the existing Edgemoor site and undeveloped land to the east, a residential neighborhood and a fire station to the south, developing office/commercial uses associated within the Town Center Specific Plan to the west, undeveloped land to the north with the San Diego River 600 feet to the north. The proposed project site is set back approximately 575 feet from Magnolia Avenue, a major thoroughfare, to the east.

The project site is located within, and is surrounded by land uses within the City's Town Center Specific Plan Amendment area. The Specific Plan Amendment area established the physical and design framework for the development of approximately 154 acres of County owned land within the City's 706 acre Town Center Specific Plan area. Adoption of the Specific Plan Amendment addressed in the Final Master Environmental Impact Report (MEIR) certified by the City in 2006 acknowledges and addresses the future plans for replacing the LCDF and states: "The Sheriff's Department of the County of San Diego has plans to reconstruct Las Colinas on a site within the 154.05 acres, not to exceed 45 acres. It is unknown at the present when this will occur or the precise amount or location of acreage that will be used for the rebuilt facility. The master plan

contemplates that whatever acreage owned by the County that is not used for the Las Colinas facility will be available as a future phase of the office park. Therefore, the entire site is included in this analysis so that full environmental review may be comprehensively completed for all land which may be available for office and related uses.” Further, in Chapter 4, Environmental Analysis, Section 4.1 Land Use, Page 32, the MEIR states that: “Interface issues between Las Colinas and the office park are considered less than significant.”

The project site can be easily accessed from the nearby Interstate Highway (I)-8 and State Routes (SR)-67 and SR-125 as well as major arterial roadways and public transportation services. The nearest Trolley Station (Santee Town Center) is located approximately 2,500 feet west of LCDF and the nearest bus stop is approximately 650 feet away.

### **1.2.1 Project’s Component Parts**

The following sections describe the project components and outline the two-phased construction of the proposed project. A conceptual site plan is provided in *Figure 1-5*.

#### ***1.2.1.1 Project Facilities***

The project facilities, as conceptually illustrated in *Figure 1-5* and outlined in *Table 1-1*, include a maximum of 512,537 square feet (sq ft) of building floor area consisting of inmate housing, administration facilities, a visitation center, security administration, program and employment facilities, medical and food services, and facility services.

Proposed buildings would be a maximum of two stories, or 35 feet in height. Housing units will likely consist of two levels – a first floor and mezzanine level – with an overall height of approximately 26 to 30 feet high as measured from grade to peak of roofs. Programs, food services, and medical facilities would be housed in one-story buildings approximately 20 to 24 feet high, while the single-story institutional warehouse would be approximately 32 feet high. A two-story administration building at the north end of the project site would be designed such that the architecture of the building compliments the surrounding Town Center Specific Plan business park.

#### **Inmate Housing**

A total of seven housing clusters are proposed, including one dedicated to women that must, for reasons of behavior or protection, be separated from the remainder of the population. The inmate housing component provides for a total of 1,216 CSA-rated beds and encompasses approximately 260,749 sq ft gross building area, which represents approximately 51 percent of the total proposed gross building area on the project site. Associated security buffers between



different levels of housing (e.g. minimum and medium custody) occupy a large portion (approximately 9 acres) of the overall site area.

#### Facility Administration, Training, Visitation, and Parking

The proposed public entrance and parking for the new detention facility are located near the northern boundary of the project site and outside of the secure perimeter of LCDF (*Figure 1-5*). The two-story Administration Building (56,712 sq ft gross building area) provides a transition between the public and secured areas and serves as the administrative operations center. This building would include multiple uses, including: office space for SDSO administrators, professional staff, contract staff and volunteers; briefing and support areas for SDSO staff; a training component with classroom space; and a Visitation Center. The Visitation Center element supports a program of supervised visitation and is a critical part of the SDSO's behavioral management plan.

A total of 520 parking spaces would be provided, including up to 460 spaces on the north side of the facility and an additional 60 spaces located in the southern part of the project site (*Figure 1-5*).

#### Security Administration

This component of the program consists of two sub-components: security administration/ central control and inmate processing. The security administration component includes office space for the watch commander, clerical space and conference rooms, and secured equipment storage. This is also the location of the central control room – the electronic 'nerve center' for the facility. The inmate processing component is the larger of the two security building elements. It includes spaces for the booking, transfer, and release of inmates and work areas for the staff that manage these processes. The space allocation for this element recognizes that, "this is by far the most complicated aspect of the facility since the intake and release process involves a myriad of functions and the interaction with many different staff that are performing critical tasks associated with identification, property accounting, medical screening, pretrial intervention participation, and initial classification" (CGL 2003). The security administration component is anticipated to be 33,448 sq ft.

#### Programs and Employment Services

The programs and employment services facilities provide opportunities for inmates to learn to read, write, and perform mathematical skills. Opportunities for skill enhancement, recreation, counseling, and employment (vocational classes and inmate industries) would be provided. The

programs and employment services center and associated inmate industry space would include a maximum of 87,838 sq ft.

### Medical Services

The LCDF medical services program includes four distinct components focused on meeting the needs of female inmates: a women's clinic, medical infirmary, psychiatric services unit (PSU) support, and PSU housing. The women's clinic and infirmary will contain a 22-bed clinic for sick inmates and an isolation area for women who may have a contagious ailment or disease. The psychiatric outpatient clinic will include a waiting area for 20 inmates, private interview rooms, and offices for clinical staff. The PSU will function as an inpatient mental health/medical facility with a total of 32 single rooms. Inmate beds in the medical services facility are not included in the overall LCDF bed count as these beds are occupied by inmates who are part of the daily population. The total area assigned to the medical services component is estimated to be 28,099 sq ft.

### Food Services

A central kitchen located adjacent to the East Mesa and George Bailey Detention Facilities in East Otay Mesa prepares meals for the entire County detention system. Meals are prepared and sealed at the production center for reheating at the institutional kitchens. The food services building for the new LCDF will include an area for receiving and preparing these meals for distribution, as well as spaces for inmate and staff dining and food service support. The inmate dining area would be sized to accommodate up to 224 individuals at a single setting. Food service deliveries will continue to arrive via Cottonwood Avenue. The total estimated area for the food services component of the project is 20,546 sq ft.

### Facility Services

The proposed project's facility services components includes custodial and clerical personnel, trades people (i.e., painters, plumbers, carpenters, and electricians), and logistical staff manning the institutional warehouse. The spaces associated with these functions include an energy plant, workshops, and a large general storage warehouse totaling 24,785 sq ft.

### Project Design Features

The LCDF project includes the following construction and operation design features.

#### ***Construction***

- Utilize recycled, low-carbon, and otherwise climate-friendly building materials such as salvaged and recycled-content materials for building, hard-surface, and non-plant landscaping materials.
- Minimize, reuse, and recycle construction-related waste.
- Minimize grading, earthmoving, and other energy-intensive construction practices.
- Landscape to preserve natural vegetation and maintain watershed integrity.
- Utilize alternative fuels in construction equipment and require construction equipment to utilize the best available technology to reduce emissions to the extent feasible.

#### ***Operation***

- For vehicles that will serve the proposed project on a frequent basis (e.g., passenger vehicles, delivery trucks), require use of alternative fuels and measures to maximize fleet efficiency.
- Implement California Building Energy Efficiency Standards—all buildings in the proposed project will be required to meet Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
- Encourage use of Modal Use Transit—the proposed project is located near the Santee transit rail station. Transit stops and routes will link the new commercial and residential area to the regional mass transit systems in San Diego County.
- Utilize Landscaping and Tree Planting—the proposed project requires landscaping throughout the new residential and commercial developments and the planting of shade trees within the new parking lots. This landscaping will provide CO<sub>2</sub> uptake.

#### ***1.2.1.2 Proposed Circulation and Access***

Primary access to the project site will be provided from future Riverview Parkway (*Figure 1-5*). Riverview Parkway, between Civic Center Drive and Magnolia Avenue, will be designed to meet the City's Parkway standards and is planned to have two lanes in each direction. Riverview Parkway will be constructed as part of the Town Center Specific Plan prior to operation of the LCDF. The analysis of the environmental impacts associated with the construction of Riverview

Parkway was included in the Santee Town Center Specific Plan Amendment Final Master Environmental Impact Report January 2006.

Cottonwood Avenue, a two-lane collector road that currently serves the LCDF, will continue to be used as the main entrance for regional law enforcement, inmate transportation, deliveries, and maintenance vehicles.

#### ***1.2.1.3 Utility Requirements***

Water, electricity, natural gas, sewer and other necessary utilities will be provided by the applicable utility purveyors, including Padre Dam Municipal Water District (PDMWD) and San Diego Gas & Electric (SDG&E). For wastewater, a connection to PDMWD's sewer line located offsite to the north, between Magnolia and future Riverview Parkway would be required. For potable water, a new 10-inch main would serve the project, connecting Cottonwood Avenue to Magnolia Avenue, with onsite connections installed during site development (PDMWD 2007).

#### ***1.2.1.4 Security***

Security for LCDF will be provided by the SDSD. The proposed security plan incorporates a combination of architectural and operational features, including the provision of SDSD staff to monitor and manage the activities of inmates and patrol the campus perimeter. Other security measures include fencing, security electronics (e.g., alarms, Closed-Circuit Television (CCTV) monitoring, door controls), and site lighting. The facility perimeter will be secured using a system of double fences and a patrol ring road. Although the City's lighting ordinance does not apply to this County project, necessary outdoor lighting will conform to the City's ordinance to the extent that security can be preserved.

#### ***1.2.1.5 Landscape Plan***

The City's guidelines do not apply to this County project; however, a landscape plan will be prepared in conformance with the City's Landscaping Guidelines and the guidelines adopted with the Santee Town Center Specific Plan Amendment provided that facility security can be maintained.

### 1.2.1.6 Construction

The proposed construction is anticipated to take 36 months and will be conducted in two primary phases: Phase I and Phase II (*Figures 1-6 and 1-7*).

#### Grading

LCDF site grading is anticipated to result in approximately 220,000 cubic yards (cy) of fill, and 81,000 cy of import material for over-excavation and recompaction (Harris Associates 2008). The source of the fill material is unknown at this time. The construction contractor would be required to obtain fill material from a permitted site.

The northern part of the proposed project site is located within the Federal Emergency Management Agency's (FEMA) 100-year flood zone, as shown on the SanGIS flood zone interactive map (SanGIS, accessed January 5, 2007) and displayed in *Figure 2.5-1* in *Chapter 2.5*. With adoption of its Flood Drainage Prevention Ordinance, the City raised the base flood elevation of the San Diego River. As a result the northern part of the project site is also located within a "special flood hazards inundated by 100-year flood" as designated by the City. No structures are proposed within either the FEMA or City designated flood zones. As described in *Section 1.2.1.2*, future Riverview Parkway is planned to be constructed along the northern LCDF boundary, prior to construction of the LCDF. The northern section of the LCDF site would then be raised to match the grade of Riverview Parkway. The site grading necessary to match the future Riverview Parkway grade would require the proposed import of 81,000 cy of import soil mentioned above.

#### Staging

All construction equipment, vehicles, personnel and material staging areas would be located within the proposed LCDF boundary or on adjacent disturbed/developed County-owned land. No construction activities outside the proposed LCDF project site (off-site impacts) are anticipated in association with the proposed project. Construction equipment would include trucks, bulldozers, excavators, loaders, and graders for excavating, compacting, and hauling. The project requires the import and export of fill material, which will be brought in or removed using street-legal dump trucks. A Traffic Control Plan will be prepared and implemented as part of the proposed project, and dust control measures to reduce fugitive dust during construction will also be implemented.

### Storm Water Pollution Prevention Plan/Best Management Practices

Since the project would disturb more than one acre of soil, the County would obtain permit coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ). In accordance with the conditions of the permit, the County would develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that describes best management practices (BMPs) that would be employed before, during, and after construction to minimize erosion and runoff from construction activities. The SWPPP would address all of the measures listed in the permit conditions, including site-specific measures and BMPs, implementation schedule, and a monitoring program and reporting requirements.

Construction BMPs would be implemented to meet best conventional technology/best available technology requirements for construction projects. Post-construction BMPs would be implemented to reduce pollutant transport from the project site. Source control BMPs that minimize the concentration of exposed pollutants and reduce the potential for offsite transport include, but are not limited to: design outdoor material storage areas to reduce pollution introduction; design trash storage areas to reduce pollution introduction; employ integrated pest management principles; use of efficient irrigation systems and landscape design; provide storm water conveyance system stenciling and signage. Treatment control BMPs include bioretention facilities, settling basins (dry ponds), wet ponds and wetlands, infiltration facilities or practices, and/or media filters. A single or combination of treatment control BMPs shall be selected to infiltrate, filter, and/or treat runoff from the project footprint to the numeric sizing treatment standards consistent with the City's Standard Urban Storm Water Mitigation Plan (SUSMP). Alternate treatment control BMPs that treat the project's most substantial pollutants of concern to high removal efficiency would be evaluated during the final design of the project.

A maintenance plan assuring that all permanent BMPs would be maintained throughout the use of the project components would be developed by the County consistent with the City's SUSMP. Examples of maintenance include removal of accumulated sediment and trash, thinning of vegetative brush in biotreatment swales, and maintaining the appearance and general status of the vegetation. An operation and maintenance program would be included.

### Phase I

Phase I will develop the County-owned property to the east of the existing LCDF and Cottonwood Avenue, a portion of which is presently developed with the existing Edgemoor Geriatric Hospital (*Figures 1-4 and 1-6*). The County (as a separate project) is in the process of replacing Edgemoor with a new facility that is being constructed north of the San Diego River

and south of Mast Boulevard. Edgemoor patients will vacate the old building once the new facility is certified for occupancy, and then the existing Edgemoor facility will be demolished. The County is preparing an EIR for that demolition project. As explained in *Section 1.2*, the LCDF project would require demolition of three Edgemoor structures on the western part of the Edgemoor site. The impacts of demolishing the three buildings are also analyzed in this EIR.

Phase I of the proposed project will include infrastructure improvements (utilities) and construction of an essentially ‘stand-alone’ facility, including a security administration complex, medical unit, food services facilities, program building(s), a facility administration building, an energy plant sized to support the campus at buildout, and between 736 and 842 inmate beds, depending on the demand for beds during the transition phase. The existing LCDF facility will remain operational during the construction of Phase I, and will be vacated once inmates and operations can be transferred to the new complex.

## Phase II

Phase II of the new LCDF project will consist of two main components: (1) demolition and remediation of the existing LCDF site; and (2) construction of Phase II components of the proposed LCDF.

### Demolition and Remediation of Existing LCDF

As discussed in *Sections 1.1.1* and *1.1.2*, the existing LCDF has well-documented physical and operational deficiencies such that reuse or renovation of this facility is infeasible and inappropriate. Therefore, demolition of the existing LCDF is part of the proposed project.

Once demolition of any structure commences, only construction personnel will be permitted to enter the construction area. Fencing will be installed around the work area at least a distance equivalent to the height of the building. Demolition activities would occur between the hours of 7 a.m. and 7 p.m. consistent with the City’s Noise Ordinance (Chapter 8.12.290 of the City’s Municipal Code). Site security would be provided during non-construction hours.

Building demolition activities would include the following:

- Demolition of the on-site structures;
- Transportation of all demolition waste;
- Disposal of demolition waste; and
- Site remedial actions, including clean-up.

It is anticipated that 10 percent of inert materials and 50 percent of the other materials generated by the demolition would be taken to a landfill, pursuant to the County's Construction and Demolition Debris Recycling Ordinance (County Code of Regulatory Ordinance, Section 68.508-68.518). The majority of the material would be either recycled or reused. The primary elements to be constructed with Phase II include parking, additional program spaces, support and warehouse services building(s), inmate housing, and recreational facilities (*Figure 1-7*).

### **1.2.2 Technical, Economic, and Environmental Characteristics**

The State CEQA Guidelines (Section 15150) specifically provides for incorporation of relevant existing information by reference, as a means of reducing repetition in environmental documents for related projects, or where other existing information has been recognized as valid and applicable to the subject project. On February 8, 2006, the City of Santee certified a Final Master Environmental Impact Report (MEIR) for the Town Center Specific Plan Amendment. The specific reference for the MEIR is as follows:

Final Master Environmental Impact Report for the Santee Town Center Specific Plan Amendment, City of Santee, prepared by RECON, dated January 2006, SCH No. 1999031096.

As part of the Master EIR, the following technical studies were included as appendices:

Biological Technical Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 26, 2005.

Cultural Resources Survey Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 14, 2004.

EIR-Level Geotechnical Report, Amendment to Town Center Specific Plan, prepared by Geocon, June 28, 2004.

Hydrology/Drainage Study, prepared by Nolte & Associates, 2005.

Noise Technical Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 26, 2005.

Each of these documents is incorporated by reference. Applicable data and analyses from the Master EIR and technical reports are summarized, where appropriate in this EIR, and referenced to the source document.



The Master EIR and technical reports identified in this section are available for public review during normal business hours at the County of San Diego, Department of Public Works, Environmental Services Unit, 5469 Kearny Villa Road, Suite 305, San Diego, California 92123.

The following provides a discussion of the project's technical, economic and environmental characteristics.

The project consists of replacing an existing facility, which would expand onto adjacent land to the north and east. The replacement of the existing facility (versus construction of a new facility at a new location) has the following benefits:

- Land uses on and surrounding the proposed project site are the same as those that surround the existing facility, hence no new sensitive receptors would be affected;
- The impact of the new facility on the environment is the change from the existing facility;
- The presence of existing infrastructure to support the proposed project; and
- The presence/availability of existing County-owned land.

The project site is occupied by the existing LCDF and other existing developed/disturbed areas (e.g., the Edgemoor Geriatric Hospital), which minimizes new impacts, including impacts to sensitive resources (e.g., biology). Relevant plans, policies, and environmental documents (see *Chapter 3*) recognize both the existence of LCDF and the potential future expansion of this facility in the area. As discussed in *Section 1.2*, the project site is located within, and surrounded by land uses within the City's Town Center Specific Plan Amendment area. The Specific Plan Amendment area established the physical and design framework for the development of approximately 154 acres of County owned land within the City's 706 acre Town Center Specific Plan area for office park purposes. Adoption of the Specific Plan Amendment addressed in the Final MEIR certified by the City in 2006 acknowledges and addresses the future plans for replacing the LCDF within a portion of the Specific Plan Amendment area not to exceed 45 acres.

Public comments received during the NOP public scoping period requested an analysis of the project's potential to result in urban decay, including public safety and property value concerns, be conducted as part of this EIR.

It is noted that economic and social changes triggered by a proposed project, in and of themselves, are not considered significant effects on the environment in the CEQA statutes and

guidelines; however, if economic or social factors are determined to cause a substantial adverse physical change in the environment, such as urban decay, then economic and social changes may be used to determine the significance of the physical impact.

One of the stated goals of the Specific Plan Amendment is to provide an office employment base which currently does not exist in Santee (City of Santee 2006a). Similarly, two of the Specific Plan Amendment's project objectives are to facilitate the development of a high-quality corporate office park, and to create a livable and walkable Town Center by adding jobs, housing, and recreation in a core area of the City (City of Santee 2006a). The LCDF replacement and expansion project was identified in the City's Town Center Specific Plan Amendment and related MEIR (e.g., refer to Chapter 3, Project Description, Page 15; Chapter 4, Environmental Analysis, Section 4.1 Land Use, Page 32; refer to *Section 3.1.4* of this EIR for analysis). The goals and objectives of the Town Center Specific Plan Amendment related to office employment, jobs, and growth were developed in light of the fact that the LCDF would be reconstructed and expanded in the Town Center.

The existing women's detention facility has, to a large extent already fixed the relationship between Santee property values and a detention facility in the Town Center. A new modern facility at the same location is not likely to affect property values adversely. Also, the fact that proposed residential and commercial developments recently constructed, approved, and/or nearing approval by the City of Santee (e.g., Riverview Residential, Morningside Condominiums, Magnolia Town Homes and Riverview Office Park as shown on *Figure 1-8*) are located or planned to be located near the existing LCDF supports the conclusion that the project is not an impediment to new development and would not cause urban decay. Furthermore, investment in these residential and commercial developments is an indicator of demand for housing and commercial growth. As such, it is not anticipated that the proposed project would have an indirect adverse effect on property values that would result in urban decay or other adverse physical effects.

The project will be bounded mostly by office and commercial uses on the west, east, northeast, and southwest sides, and existing residential uses and a fire station to the south. The component that will be most visible to passersby -- the facility administration building -- will be designed to complement and "fit in" with the surrounding Town Center development to the greatest extent feasible. While not applicable to this project, the Design Guidelines from the Town Center Specific Plan will be consulted during the design phase of the detention facility's public face, and design principles from the Guidelines will be incorporated where feasible. The project has been positioned away from Magnolia Avenue by a minimum of approximately 575 feet, and the

County seeks to maintain the current low-profile of the existing facility by restricting building heights to two stories. Refer to *Chapter 3* for a discussion of land use compatibility.

The presence of existing infrastructure to support the proposed project was important in the design/siting of the proposed project for technical, economic, and environmental reasons (reduced impacts and reduced cost). In addition, the use of County-owned land for County facilities (in accordance with County Board of Supervisors Policy F-51) provides both a technical and economic benefit to the proposed project because the site is already disturbed and contains necessary infrastructure, and the County does not have to spend money to purchase a site.

Another important characteristic of the proposed project site is that it is operationally well-located. The proposed project site is located in proximity to other justice facilities and service providers and is accessible via major roadways and highways to the law enforcement agencies that utilize the services provided by LCDF, as well as major roadways and highways and the Santee Transit Center, which provides a trolley line and bus service to the area. These factors contribute to operational efficiency and provide a cost benefit by maintaining relatively low driving times for law enforcement agencies transporting inmates either to the facility, or from the facility to other justice facilities and service providers. The Santee Transit Center is located approximately 2,500 feet to the west of the proposed project site and provides an important link to public transportation. Trolley and bus lines provides convenient access for staff (with the potential to reduce vehicle trips) and for visitors in support of the SDSO's behavioral management philosophy for female inmates.

### 1.3 Project Location

The existing LCDF is located at the northern terminus of Cottonwood Avenue, north of Mission Gorge Road on County-owned land that lies within the boundaries of the City of Santee. The site is located on the U.S. Geological Survey (USGS) 7.5-minute El Cajon quadrangle map, Township 15 South, Range 1 West, and within Assessor's Parcel Number (APN) 381-050-0700 (*Figure 1-2*). The facility is operated on an approximately 16 -acre site immediately west of the 42.3-acre Edgemoor Hospital facility. The location for the proposed replacement facility includes the existing 16-acre LCDF site, plus an area of approximately 29 acres including undeveloped property to the north and east, and a portion of the Edgemoor Hospital site to the east, encompassing a total of 45 acres (*Figure 1-4*).

## 1.4 Environmental Setting

In accordance with Section 15125 of the CEQA Guidelines, the general environmental setting for the project area is provided in this section. More detailed descriptions pertaining to specific environmental conditions can be found at the beginning of each subsection in *Chapter 2.0*.

### 1.4.1 Regional Context

In a regional context, the project site is located in the southwestern portion of a large tract of County-owned land and is within the southern portion of the City of Santee. The site is approximately 14 miles northeast of downtown San Diego, 16 miles east of the Pacific Ocean, just north of the City of El Cajon and east of the City of Santee's municipal boundary with the City of San Diego near the Tierrasanta community. The project site is located within the San Diego River watershed, which is a long triangular-shaped area of about 440 square miles draining to the San Diego River. Habitat types in this area of San Diego County generally consists of coastal sage scrub, southern willow scrub, non-native grassland, disturbed lands and developed areas.

Surrounding land uses include: residential subdivisions to the southeast (and east of Magnolia Avenue); the Edgemoor site to the immediate east; single family residences to the immediate south; the currently developing office/commercial uses associated with the City's Town Center Specific Plan to the south, east, and west; the City's Fire Station No. 4 to the immediate south; and undeveloped land and the San Diego River to the north. The Santee Transit Center is roughly 2,500 feet to the southwest of the project site and provides a trolley line and bus service to the area.

The following City of Santee circulation element roadways link the LCDF with the regional roadway system.

**State Route 52 (SR-52).** SR-52 is a four-to six-lane freeway, which currently terminates at SR-125. Caltrans is planning to extend SR-52 eastward to SR-67.

**Mission Gorge Road.** Mission Gorge Road presently exists as a six-lane road. Mission Gorge Road is a regional arterial providing access to the primary commercial areas of the City. This road is classified as a Major Arterial from the western City limits to SR-125 and a Prime Arterial from SR-125 to Magnolia Avenue. This roadway extends from Magnolia Avenue in the City to Interstate 8 (I-8) in San Diego.

**Magnolia Avenue.** Magnolia Avenue is a four-lane road that widens to six lanes south of Mission Gorge Road. Magnolia Avenue extends from the City of El Cajon to Princess Joann

Road in the northern section of the City and is classified as a Prime Arterial from Mission George Road to Prospect Avenue and as a Major Road north of Mission George Road.

***San Vicente Freeway (SR-67).*** SR-67 is a freeway stretching from I-8 in El Cajon to the unincorporated community of Ramona where it becomes SR-78.

#### **1.4.2 Onsite Environment**

The project site is a combination of existing buildings, disturbed lands, and scattered vegetation and is surrounded by existing and planned office/commercial uses, existing residential development, and the San Diego River. Developed land uses on the site consist of the existing LCDF and the Edgemoor Geriatric Hospital. Cottonwood Avenue, a two-lane collector road, currently provides primary access to the site. Water, electricity, natural gas, and sewer utility services are currently located on the project site. The project site supports urban/developed areas (23.1 acres), and the following four vegetation communities: disturbed coastal sage scrub (0.6 acre), disturbed land (1.7 acres), agriculture (14.9 acres), and non-native grassland (4.7 acres). Two grass lined man-made drainage structures that carry intermittent flows are located on the project site. Due to the disturbed nature of the site, no special status plant species, and only one special status wildlife species was identified during surveys conducted on the project site. More specific information on the biological resources occurring at the site is provided in *Section 2.3* of this EIR.

As stated in *Section 1.2*, the Edgemoor Geriatric Hospital is currently being relocated to a site on the north side of the San Diego River as part of a separate project. The County is preparing an EIR for the Edgemoor Hospital demolition project, and a copy of the EIR can be obtained through the County Department of General Services at (858) 694-2059. Most of the Edgemoor Hospital buildings are east of the LCDF project site, but three Edgemoor buildings are located within the LCDF site boundary and would require demolition as part of the LCDF project. Therefore, impacts associated with demolition of those three buildings are also addressed in this EIR.

The project site is relatively level, with an elevation of approximately 340 feet above mean sea level (AMSL). No earthquake faults are known to transverse the project site. The nearest known active fault is the Rose Canyon Fault located approximately 13 miles to the west. As described in *Section 1.2.1.6*, the proposed project site is located within a FEMA 100-year flood zone, and within a “special flood hazards inundated by 100-year flood” by the City of Santee.

## 1.5 Intended Uses of the EIR

This Project EIR has been prepared in accordance with the requirements of the County Environmental Format and General Content Requirements and the statute and guidelines of the CEQA (Public Resources Code Sections 21000 et seq., and the California Code of Regulations (CCR), Title 14, Section 15000, et seq). This document is a Project EIR, as it examines the environmental impacts of a specific development project. This Project EIR focuses primarily on the changes in the environment that would result from the proposed development, and examines all phases of the project including planning, construction, and operation. This EIR is an informational document, which will inform public agency decision-makers and the public of the significant environmental effects of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The project proponent is the SDSO, and the lead agency is the County of San Diego.

### 1.5.1 Matrix of Project Approvals/Permits

Table 1-2 includes a list of discretionary actions/permits required for project approval. This EIR will be used by agencies that will consider these actions/approvals.

**Table 1-2**  
**Matrix of Project Approvals/Permits**

PERMIT TYPE/ACTION	AGENCY
Project Approval/Certification of EIR	County of San Diego
General Permit for Stormwater Discharge Associated with Construction Activity (General Permit)	State Water Resources Control Board (SWRCB)
Section 4(d) Habitat Loss Permit	County of San Diego
1602 Streambed Alteration Agreement	CDFG
404 Permit	ACOE
401 Permit	RWQCB

It is important to note that a county project located in a city generally is not subject to regulation by the city. For example, a city's zoning and building ordinances do not apply to a county project located in the city (Government Code Sections 53090 and 53091; and 40 Ops.Cal.Atty.Gen. 243 (1962)). A city's general plan does not apply to a county project located in the city (Lawler v. City of Redding, 7 Cal.App.4<sup>th</sup> 778 (1992)). Other city ordinances, even though enacted specifically to regulate a county, have also been found not to apply to a county project located in the city, (County of Los Angeles v. City of Los Angeles, 212 Cal.App.2d 160 (1963)).

Consequently, because the proposed project is a County project, it is exempt from the City of Santee's ordinances, General Plan, etc. However, as indicated below, the EIR uses City

ordinances as thresholds for determining if a particular project impact would be significant. Also, as explained below, in some cases the proposed project would be consistent with the City's ordinances, even though the project is exempt.

### **1.5.2 Related Environmental Review & Consultation Requirements**

Pursuant to the requirements of Section 15365 of the State CEQA Guidelines, the County prepared a Notice of Preparation (NOP) for this EIR. The NOP was publicly circulated for 30 days beginning on September 11, 2006. The public review period was subsequently extended and the circulation period ended on October 17, 2006. The County held two public scoping meetings, on September 20, 2006 and October 5, 2006, to provide the public and governmental agencies information on the CEQA process and to give further opportunities to identify environmental issues and alternatives for consideration in the EIR. Public comments received during the NOP scoping process are provided in *Appendix A* and were received from the general public, as well as the following agencies and community groups:

- City of Santee
- California Department of Transportation – District 11
- California Public Utilities Commission
- California Department of Toxic Substances Control
- Santee School District
- Preserve Wild Santee
- Padre Dam Municipal Water District
- Native American Heritage Commission
- San Diego County Archaeological Society

Major issues raised during the public scoping process included the following major themes:

- Alternatives, both onsite and offsite
- Location/Visibility
- Public Safety/Land Use Compatibility
- Traffic/Pedestrian Safety
- Hydrology
- Historical Resources
- Biological Resources
- Hazardous Materials

- Utilities (water, wastewater, energy)
- Aesthetics
- Economic Impacts

## **1.6 Project Inconsistencies with Applicable Regional and General Plans**

Planning documents reviewed for the proposed project include: City of Santee General Plan 2020, City of Santee Town Center Specific Plan and Amendments, and City of Santee draft MSCP Subarea Plan. As discussed in *Section 1.5.1*, because the proposed project is a County project, it is exempt from the City of Santee's ordinances, General Plan, etc. However, the EIR uses City ordinances as thresholds for determining if a particular project impact would be significant. Other planning documents reviewed for the proposed project included the Regional Air Quality Strategy (RAQS) for San Diego Air Pollution Control District (APCD), SANDAG growth forecasts, SANDAG Congestion Management Plan, SANDAG 2030 Regional Transportation Plan, and the California Water Quality Control Board (Region 9, San Diego) Basin Plan and Watershed Protection Ordinance. No inconsistencies were found.

## **1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area**

The following jurisdictions and/or departments were contacted in researching the list of past, present, and reasonably anticipated future projects (cumulative projects) for the proposed LCDF project: City of Santee, County of San Diego, City of El Cajon, Tierrasanta Community, Padre Dam Municipal Water District, Santee School District, Grossmont Union High School District, and Caltrans District 11. In contacting these agencies, projects that would be applicable for inclusion in this EIR's cumulative analysis were identified only within the City and County jurisdictions.

The identification of a suitable cumulative project area is dependent on the specific environmental issues that need to be addressed as part of this project. For the purposes of this EIR, the environmental issues that are addressed include: biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation/traffic, aesthetics, agricultural resources, air quality, mineral resources, population and housing, public services, and utilities and service systems. The cumulative study area for each environmental issue is further explained in *Chapters 2 and 3* based on the potential environmental impacts associated with each project in the cumulative list. The overall cumulative impact study area for most environmental issues can generally be described as the Santee area which stretches to the City of San Diego to the west and south, City



of El Cajon to the south and into the unincorporated County of San Diego to the south, north and east. However, as noted in *Chapters 2 and 3* some environmental topics have broader cumulative analysis areas, such as air quality, which has a cumulative study area that encompasses the entire San Diego Air Basin. The cumulative projects that were identified are listed in *Table 1-3* and depicted on *Figure 1-8* and are included in the overall cumulative study area for this EIR.

## **1.8 Growth Inducing Impacts**

CEQA requires a discussion of the ways in which a proposed project could be an inducement to growth. Growth inducing effects are those that foster economic or population growth, or the construction of new development, either directly or indirectly in the surrounding environment. In addition, the potential for characteristics of the project to encourage or facilitate additional growth that could significantly affect the environment, either individually or cumulatively, must be considered.

Implementation of the proposed project would have no growth-inducing effects as discussed below.

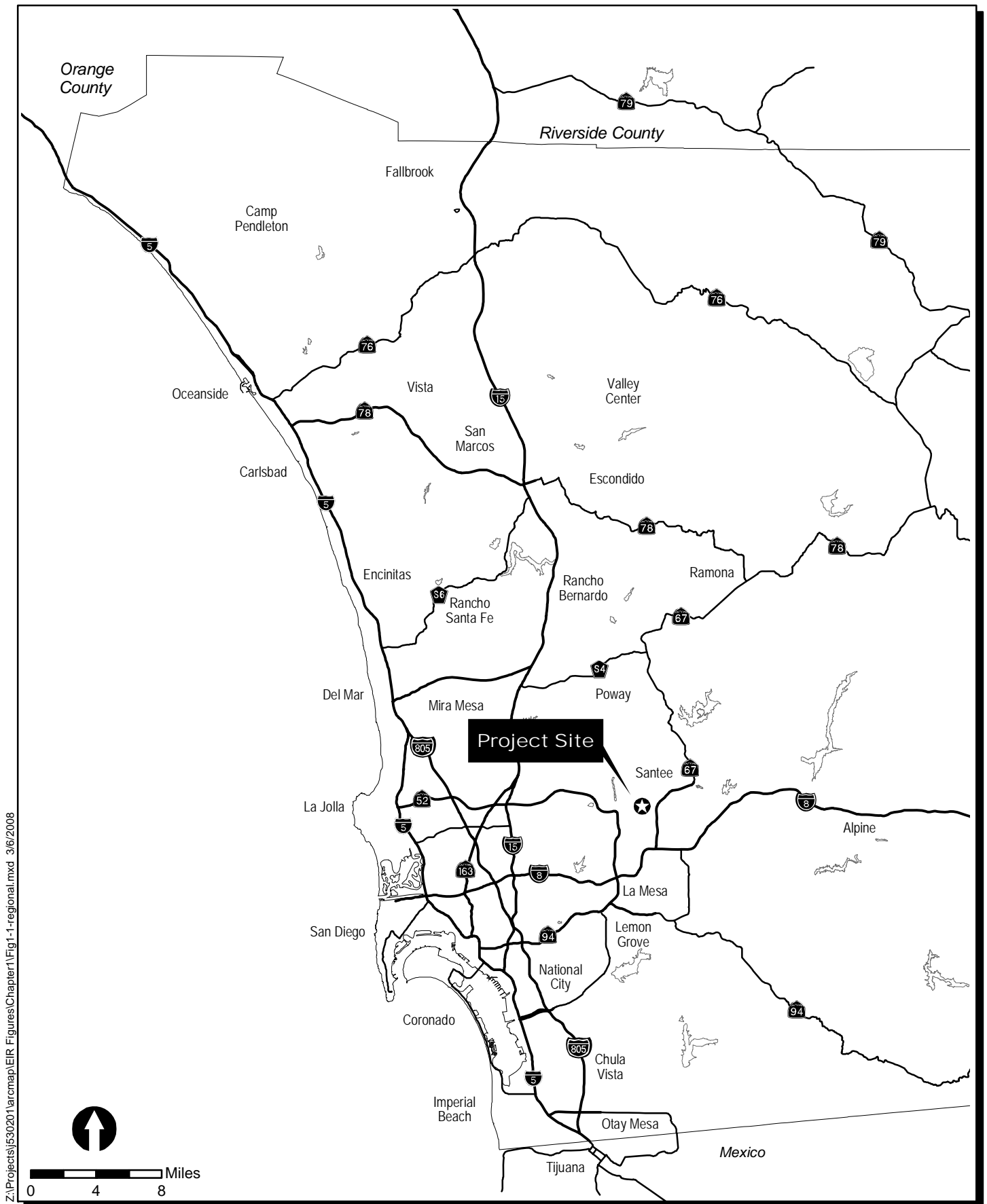
### **1.8.1 Would the project foster economic or population growth, or the construction of additional housing?**

The proposed project consists of replacing an existing detention facility. Expansion of the facility is proposed and required to meet the projected increase in the female inmate population. Staffing increases would result in a minimum increase of approximately 120 staff above current levels, and under worst case estimates, approximately 300 additional staff above current staff levels would be required. The LCDF project, including the estimated increase in staffing, would not foster economic or population growth, or the construction of additional housing. The 300 additional staff members would not be working on the site at the same time due to the shifts worked at LCDF.

Due to the short-term nature of an average inmate's stay at the LCDF (typically one year or less), it is anticipated that family and visitors would not relocate to the project area or substantially affect population growth. The increase in staff is expected to come from existing SDSD staff or from the local employment pool. In addition, as the project consists of the replacement of an existing facility in the same location, LCDF staff is not anticipated to relocate to the project area or substantially affect population growth.

**1.8.2 Would the project remove obstacles to population growth?**

Obstacles to population growth are generally associated with lack of new employment opportunities and vital services such as roads, water, sewer, and electric lines. As discussed above in *Section 1.8.1*, the project would provide minimal new employment; however, this new employment is not anticipated to have a significant effect on population growth. Necessary road, water, sewer, and electrical services have previously been extended to the project site and vicinity; the project does not include the extension of any of these services, and therefore, would not induce any growth related to the extension of services.



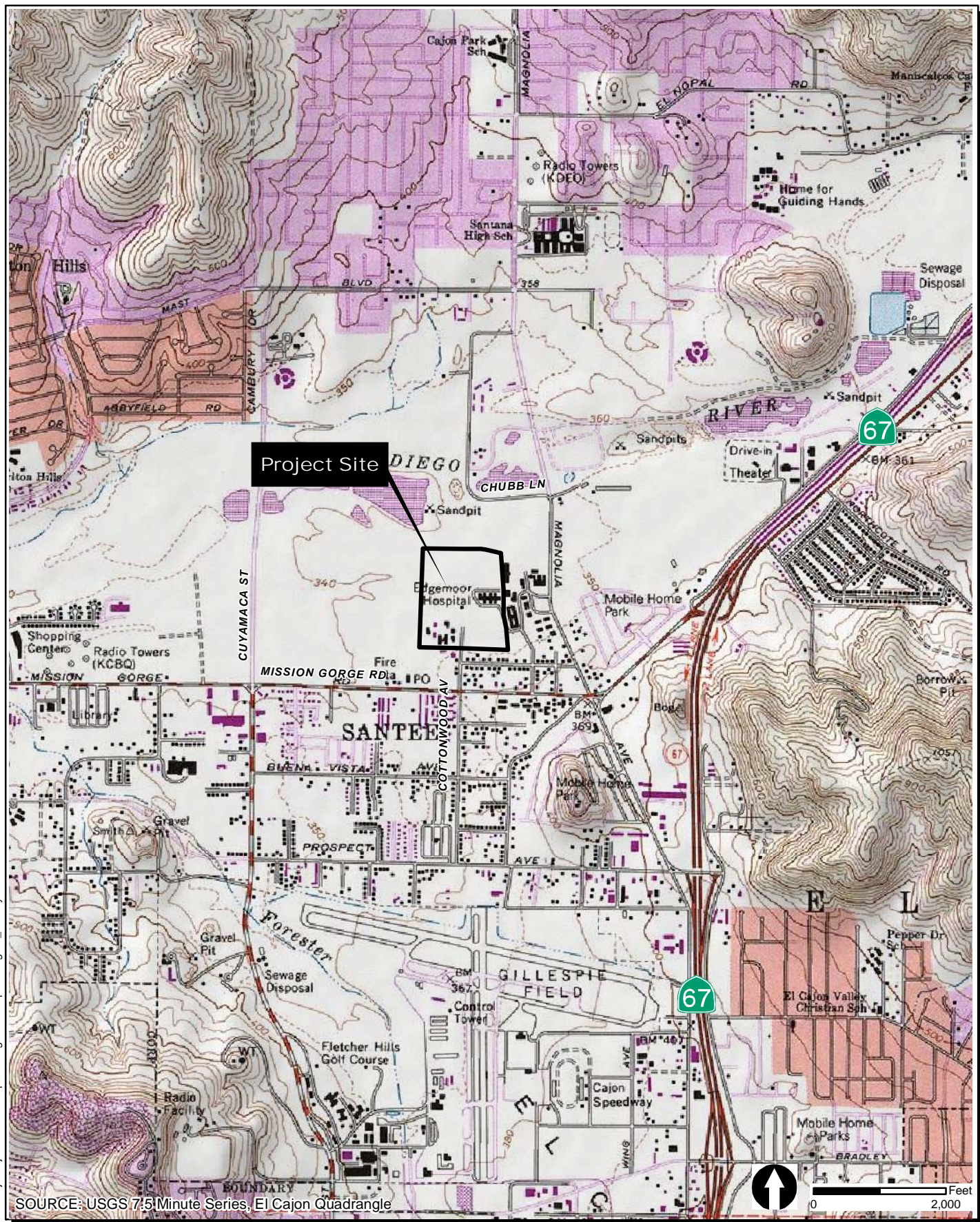
Las Colinas Detention Facility EIR  
Regional Map

FIGURE  
1-1

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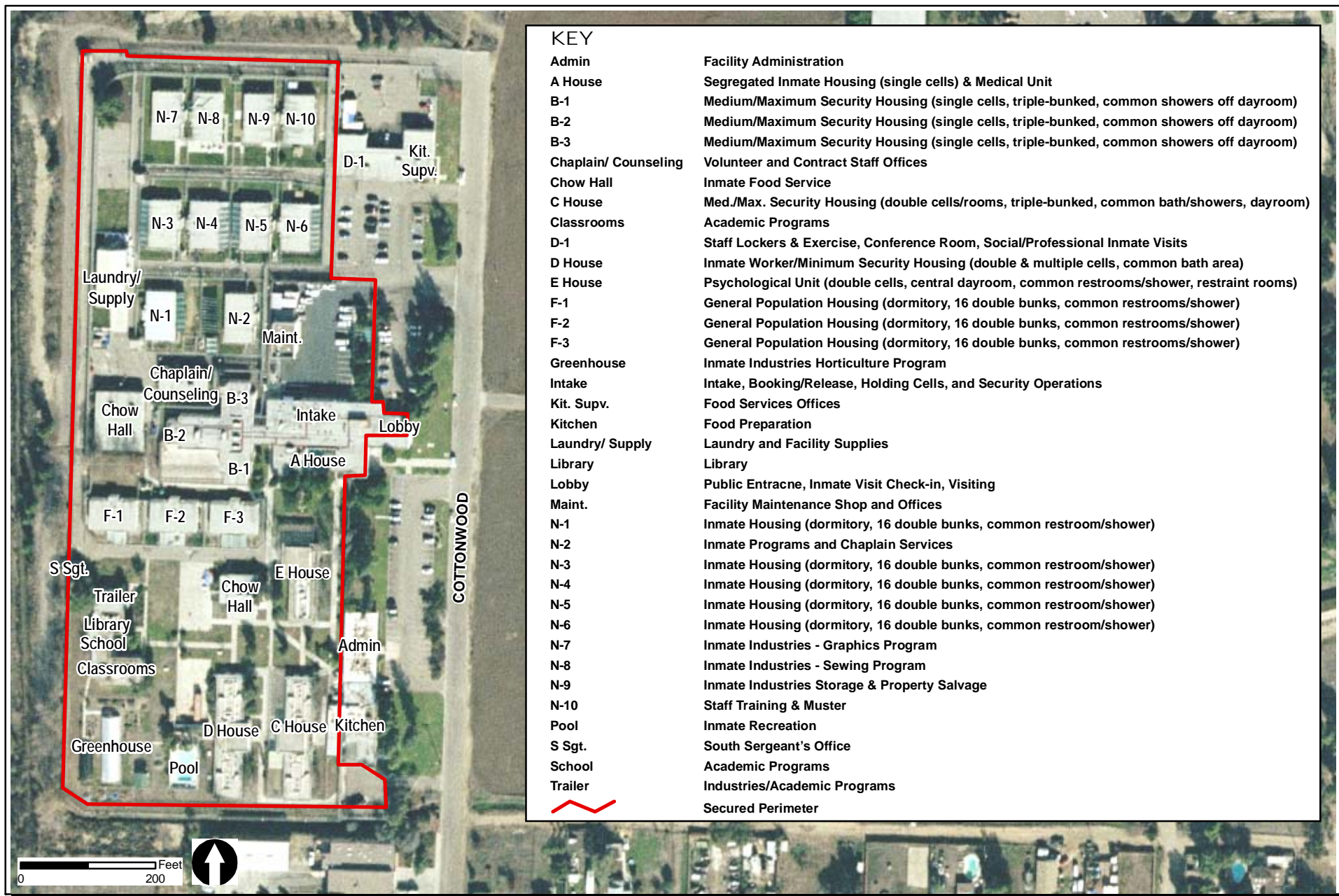


Las Colinas Detention Facility EIR  
Vicinity Map

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1-2



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Las Colinas Detention Facility EIR  
Existing Las Colinas Detention Facility

FIGURE  
1-3

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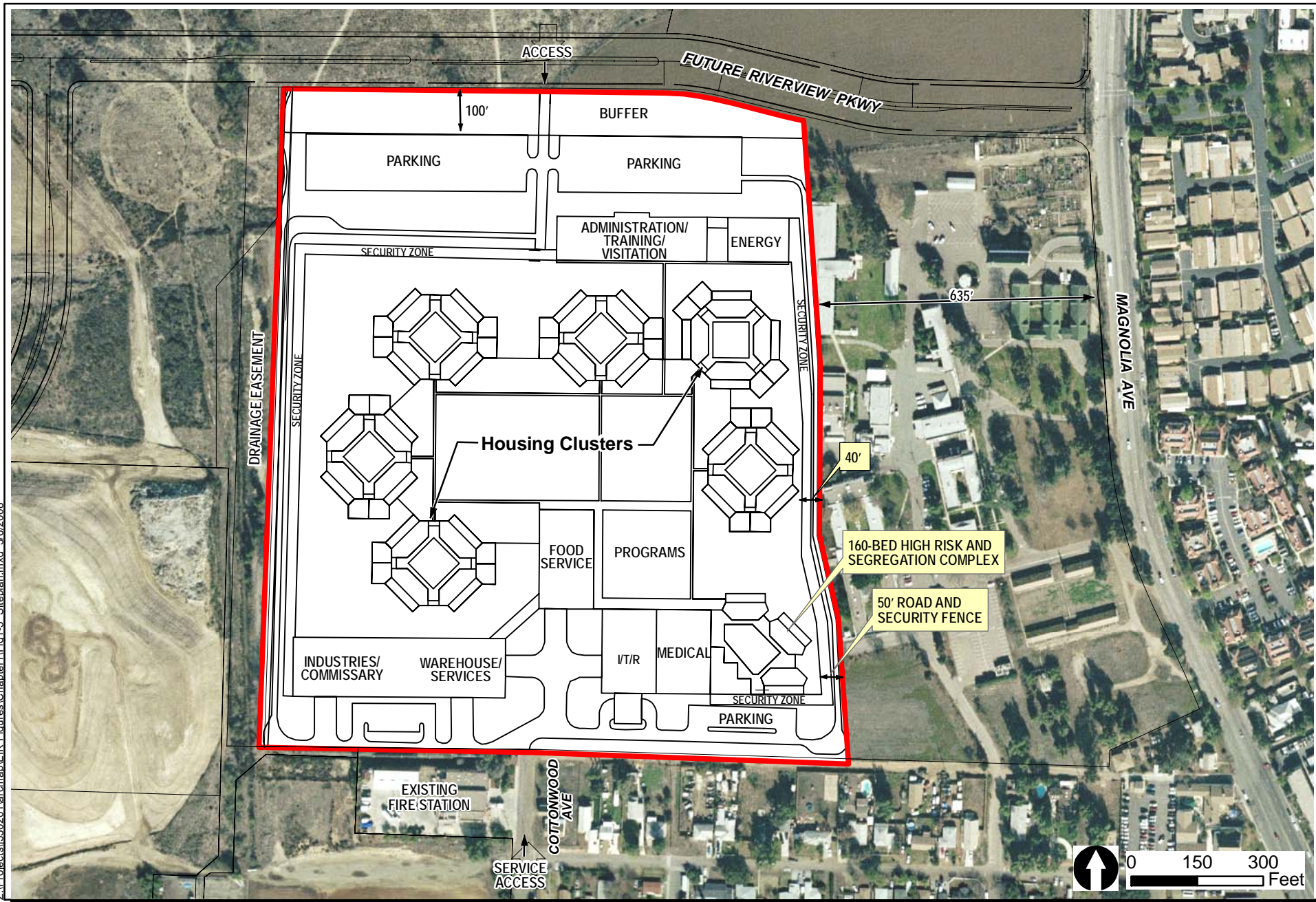


Las Colinas Detention Facility EIR  
**Project Site Boundary**

**FIGURE**  
**1-4**

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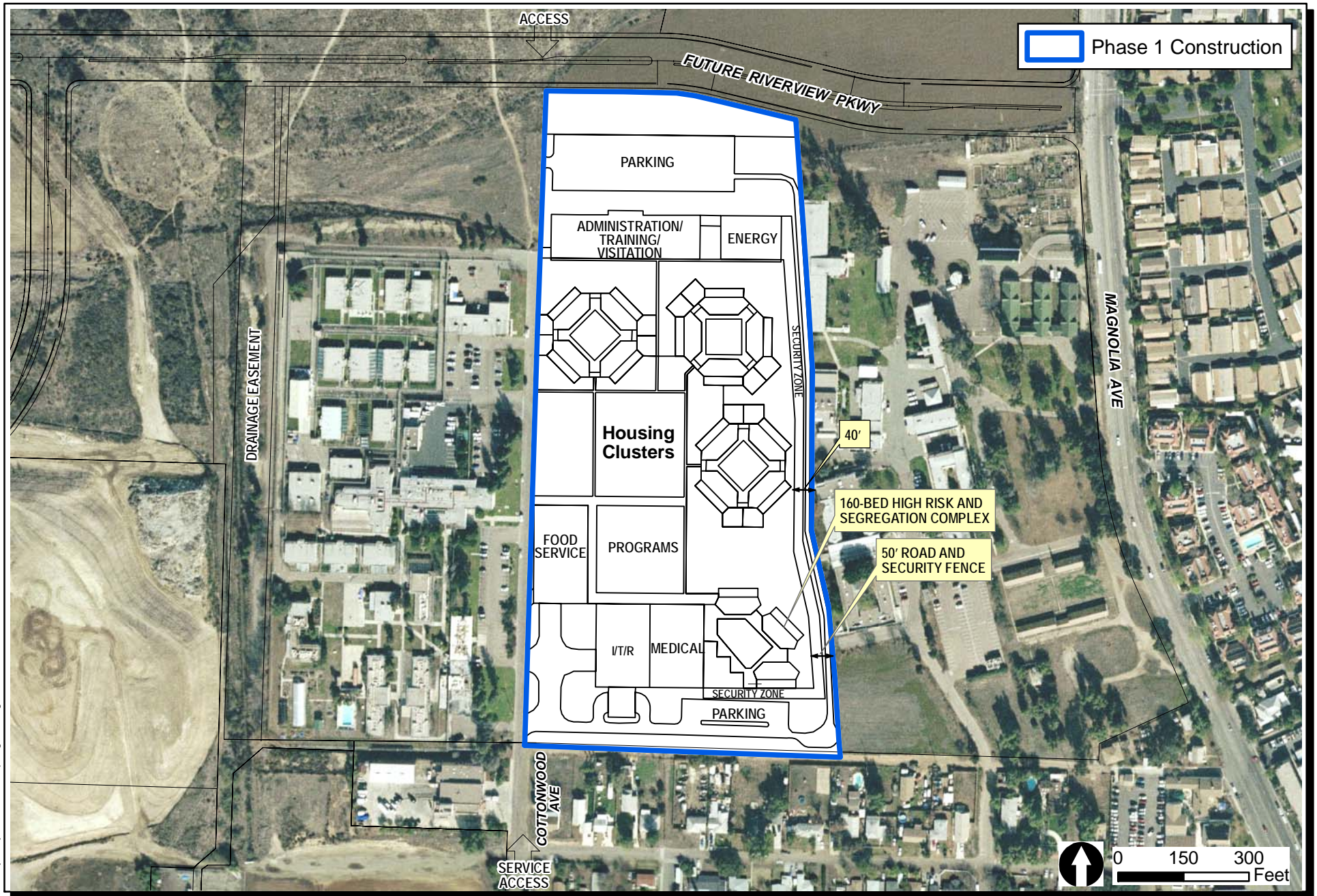


Las Colinas Detention Facility EIR  
Conceptual Site Plan

FIGURE  
1-5

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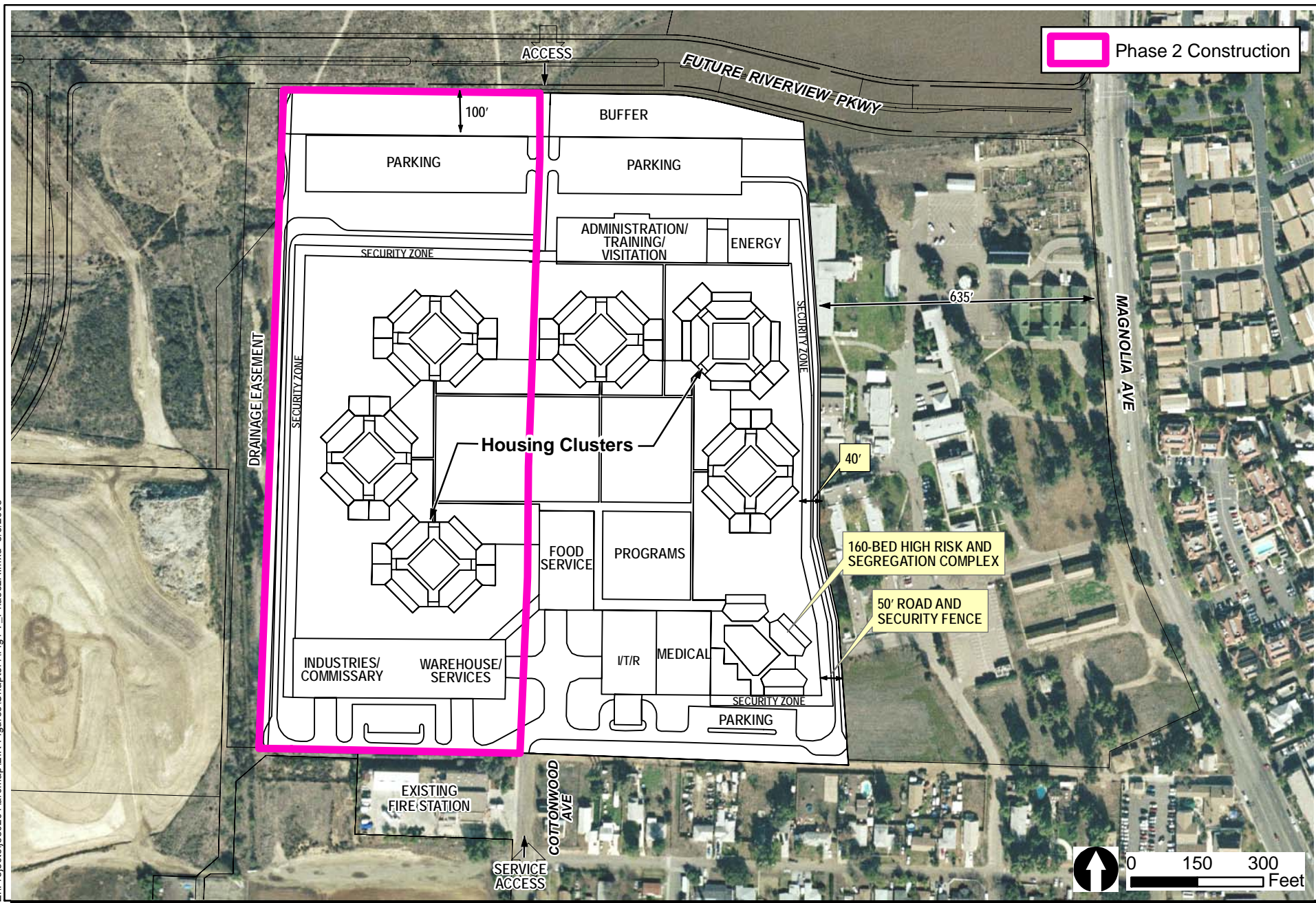


Las Colinas Detention Facility EIR  
Phase 1 Construction

FIGURE  
1-6

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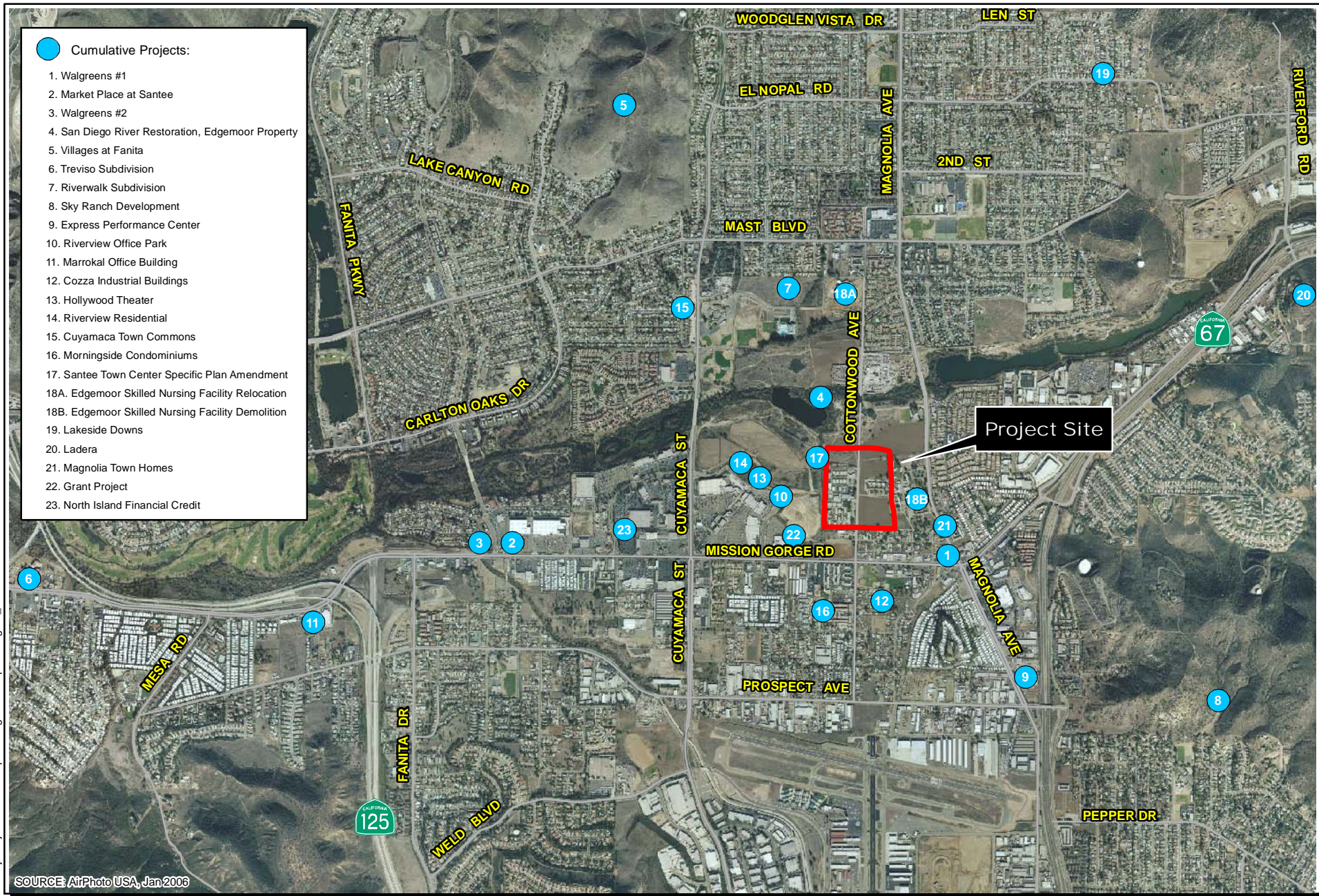


Las Colinas Detention Facility EIR  
Phase 2 Construction

FIGURE  
1-7

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Las Colinas Detention Facility EIR  
Cumulative Projects

FIGURE  
1-8



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**Table 1-1**  
**Project Facilities Summary**

LCDF COMPONENT	SUB-COMPONENT	BUILDING SQUARE FEET
Inmate Housing Beds	Level 1: Program Intensive Housing (128 Beds)	31,041
	Level 2: General Minimum Custody Housing (256 Beds)	56,944
	Level 3: General Medium Custody Housing (672 Beds)	129,101
	Level 4: High Risk Housing (112 Beds)	29,753
	Level 5: Administration Segregation (32 Beds)	9,308
	Level 6: Disciplinary Segregation Housing (16 Beds)	4,602
	<b>Total</b>	<b>260,749</b>
Facility Administration	Public Lobby, Visitor Processing	4,222
	Facility Administration	6,508
	Training/Office Space	27,000
	<b>Total</b>	<b>37,730</b>
Visitation Center	Inmate Visitation	13,503
	Family Visitation	5,839
	<b>Total</b>	<b>19,342</b>
Security Administration	Security Administration and Control	1,572
	Intake and Release Processing	20,761
	Training and Muster	11,115
	<b>Total</b>	<b>33,448</b>
Program and Employment Services	Program Administration	2,592
	Academic Education	11,648
	Pre-Employment Services	11,471
	Recreation Services	6,047
	Religious Services	7,083
	Inmate Industries	48,997
	<b>Total</b>	<b>87,838</b>
Medical Services	Clinic	8,500
	Infirmery (22-beds not in count)	7,696
	Psychiatric Services Unit Support	3,803
	PSU Housing (32-beds not in count)	8,100
	<b>Total</b>	<b>28,099</b>
Food Services	Food Preparation Area	7,741
	Inmate Dining Area	8,997
	Receiving and Processing Area	3,808
	<b>Total</b>	<b>20,546</b>
Facility Services	Maintenance Shops	4,140
	Energy Plant	8,747
	Institutional Warehouse	11,898
	<b>Total</b>	<b>24,785</b>
<b>Grand Total (1,216 Beds)</b>		<b>512,537</b>

Source: CGL 2003, as updated by SDSD in 2007

**Table 1-3  
Cumulative Projects**

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
<i>City of Santee</i>						
Walgreens #1	DR07-01/AEIS07-02	1	Mission Gorge Road between 1 <sup>st</sup> Avenue and Magnolia Avenue	Unknown at this time.	Pending review; application declared incomplete	14,820 sf building (pharmacy) and parking lot on 1.59-acre site
Market Place at Santee	P07-01/AEIS07-01	2	Mission Gorge Road, east of Carlton Hills Boulevard, near Hazeldon	Noise	Approved May 2007	Redevelopment of existing retail/commercial shopping center on approximately 7.4-acre site, including 71,530 sf of new retail/commercial buildings
Walgreens #2	DR05-26/AEIS07-02	3	Mission Gorge Road, between Hazeldon and Justa Lane	Unknown at this time.	Original project approved June 2006; revised project pending review	12,800 sf building (pharmacy) and parking lot on 1.21-acre site
San Diego River Restoration, Edgemoor Property	P06-02/AEIS06-20	4	San Diego River bound by Cuyamaca Street, N. Magnolia Avenue, and generally along the southern boundary of the 100-yr floodplain of the river	Biology, Cultural	MND prepared October 2006; project approved 7/11/07.	140-acre riparian habitat enhancement project, which could be used to provide mitigation for development projects
Villages at Fanita	TM05-04/DR05-06/AEIS05-12	5	North of Fanita Parkway terminus	Aesthetics, Air Quality, Biology, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Paleontological Resources, Public	Approved by Santee City Council 12/5/07	1,380 dwelling units on 2,600 acres

**Table 1-3 (Continued)**  
**Cumulative Projects**

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
				Facilities and Services, Traffic		
Treviso Subdivision	TM03-01/DR03-03	6	Mission Gorge Road and West Hills Parkway	No significant impacts	ND adopted November 2003; project is currently under construction	186-unit residential condominium subdivision on 8.56-acre site, including one common area and one open space
Riverwalk Subdivision	TM04-01/DR04-01/AEIS04-02	7	Hoffman Lane, east of Cuyamaca Street and south of Mast Boulevard	Air Quality, Biology, Transportation and Traffic	Under construction	Subdivision of 20.66 acres into 234 lots for construction of 218 multi-family dwelling units, common areas and open space
Sky Ranch Development	TM04-08/DR04-18/AEIS04-23	8	North terminus of Graves Avenue, east of State Route 67	Aesthetics, Air Quality, Transportation and Traffic, Biology, Geology and Soils, Hydrology, Noise	Under construction	Subdivision of 377.5 acres into 258 lots for construction of 224 single-family dwelling units, 149 multi-family dwelling units, commons areas, and open space
Express Performance Center	DR04-24	9	North Magnolia Avenue near Sharlene Lane	Categorical exemption (no significant impacts)	Approved Oct 2006	25,101 sf industrial/commercial building on a 1.5-acre site
Riverview Office Park	DR05-27	10	North of Town Center Parkway and Civic Center Drive, east of Cuyamaca Street	No significant impacts	ND prepared in September 2006; Project Approved December 2006	Six commercial buildings totaling 64,374 square feet and a 5-acre stormwater basin on a 37-acre site
Marrokal Office Building	DR06-01/AEIS06-03	11	Mission Gorge Road between Marrokal Lane and State Route 125	Unknown at this time.	Pre-application	32,927 sf industrial building on 2.1-acre lot
Cozza Industrial Buildings	PA07-06	12	Mission Gorge Road between Marrokal	Unknown at this time.	Project currently not active; however,	Subdivision of 2.2 acres into industrial condominiums, construction of five

**Table 1-3 (Continued)**  
**Cumulative Projects**

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
			Lane and SR-125		files have not been closed.	two-story industrial buildings totaling 38,961 sf
Hollywood Theater	DR07-05	13	North of Town Center Parkway, east of Cuyamaca Street, west of Riverview Parkway	Aesthetics, Biology, Transportation and Traffic	Project is currently not active; however, files have not been closed.	38,555 sf 12-plex theater (1,952 seats) and parking on 6.1-acre lot
Riverview Residential	TM07-01/DR07-02/AEIS07-04	14	Town Center Parkway, east of Cuyamaca Street, west of Cottonwood Avenue	Biology, Transportation and Traffic	Built	235 condominiums and 8 live/work spaces in 42 buildings two- and three-story buildings and common amenities on 11.26 acres
Cuyamaca Town Commons	DR03-01/V03-01/EAIS03-01	15	Cuyamaca Street near Hoffman Drive, south of Mast Road, north of Mission Creek Drive	Hydrology	Built	38,532 sf office building complex, configured as 7 buildings on 3.27-acre site
Morningside Condominiums	DR03-04/TM03-02	16	Cottonwood Avenue, south of Mission Gorge Road, north of Buena Vista Avenue	No significant impacts	Built	138 condominiums
Santee Town Center Specific Plan Amendment	TCSPA04-01	17	North of Mission Gorge Road, south of the San Diego River, east of Cuyamaca Street, and west of Magnolia Avenue	Biology, Transportation and Traffic	Approved Jan 2006	154-acre development within the City of Santee Town Center Specific Plan area, including residential, commercial, mixed-use and community service uses

**Table 1-3 (Continued)**  
**Cumulative Projects**

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
Ladera	TM04-07, DR04-12	20	East of the 11500 block of Woodside Avenue in the northeast corner of the City of Santee	Biology – Impact to 2.14 acres of Diegan Coastal Sage Scrub (DCSS). Mitigation of 2.14 acres of DCSS at a ration of 1:1.  Traffic – Cumulative Impacts to Riverford Road/SR-67 on-ramp. Mitigation to provide fair share contribution towards the signalization of the SR-67 WB ramp/Riverford Road intersection.	Final Map approved by Santee City Council 12-12-07.	Subdivision of 18.14 gross acres into a 46-lot subdivision for single-family residential units
Magnolia Town Homes	TM04-06, DR 04-11	21	8943 Magnolia Avenue	No Significant Impacts – Categorical Exemption	Project approved by Santee City Council 8-24-05	Subdivision of 10 detached units
Grant Project	Conditional Use Permit (P06-03)	22	10050-55 Mission Gorge Road	No Significant Impacts – Negative Declaration approved by City Council on 3-14-07.	Project approved by Santee City Council 3-14-07.	8700 sq ft Commercial Retail Building, including a Drive Through Fast Food Restaurant and Outdoor RV Storage
North Island Financial Credit	DR 88-08	23	30 Town Center Parkway	No Significant Impacts – Categorical Exemption	Approved by Santee City Council 6-15-04. Constructed and occupied.	7950 sq ft Office retail uses
<i>County of San Diego</i>						
Edgemoor Skilled Nursing Facility	45689	18a	South of Mast Boulevard, north of San Diego River, bordered on east by Cottonwood Road	Biology, Transportation and Traffic	MND adopted on in June 2004. Project under construction.	150,000-square foot, 192-bed facility on 13 acres of a 30-acre parcel of land.
Edgemoor Facility	No case number yet	18b	Along Magnolia	Potential impacts to the following:	Draft EIR being	Demolition of existing Edgemoor Geriatric

**Table 1-3 (Continued)**  
**Cumulative Projects**

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
Demolition Project	available.		Avenue at existing Edgemoor Geriatric Facility site	Cultural Resources, Air Quality, Biological Resources, Hazards and Hazardous Materials, and Hydrology/Water Quality	prepared; NOP issued on 12/4/07.	Hospital
Lakeside Downs	TM 5314	19	Lakeside	Potential impacts to the following: Aesthetics, Air Quality, Biology, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use & Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.	Draft EIR being prepared; NOP issued 6/30/2005	Subdivision of 412.4 acres into 140 residential lots, open space, private street system, landscaped areas and a reservoir